



Jim Doyle, Governor  
Mary P. Burke, Secretary

## Wisconsin Department of Commerce Bureau of PECFA

### Bid Document

#### SECTION 1 - Scope of Work:

The Bureau of PECFA is seeking competitive bids to perform remedial action services on a petroleum release from a regulated petroleum product storage tank system. This bid is through a specified work scope. The site upon which bids are being solicited is:

**Bid Round Number:** 38  
**Comm Number:** 54451-1845-16-A  
**BRRTS Number:** 03-61-000345  
**Site Name:** Handel Motor Co South  
**Site Address:** 316 S Main St Medford WI

**Project Manager:** John Sager  
**Project Manager address:** PO Box 310 Antigo WI 54409-0310  
**Project Manager phone:** 715-623-4190  
**Project Manager e-mail address** [john.sager@dnr.state.wi.us](mailto:john.sager@dnr.state.wi.us)

<b>Bid Announcement Date</b>	<b>7/5/2005</b>
<b>Questions or requests for information must be submitted in writing and received by:</b>	<b>7/18/2005 4:00 PM</b>
<b>Responses to the questions will be posted (and if requested, sent in writing) by:</b>	<b>8/5/2005</b>
<b>Bid End Date and Time:</b>	<b>8/19/2005 by Noon</b>

The case file including report(s) and other pertinent information upon which bids are being sought, and the qualified bid response, when determined, are available for inspection at:

**Department of Natural Resources, 223 E Steinfest Rd, Antigo WI**

Please contact the project manager listed above for an appointment.

Copies of report(s) and other pertinent information may be available for purchase at the location listed below. If pertinent information is not available, please contact the project manager.

**The Copy Shop, 310 Stuntz Ave, Ashland WI 54806**  
**Phone: 715-682-6567 Fax: 715-682-6551**

## **SECTION 2 – Site-Specific Bid Specification Requirements:**

### **A) Project Manager Comments**

Please note: this site is fairly complex. Consultants are expected to obtain copies of the site investigation documents from the Copy Shop prior to bidding on this site.

The site is presently an active automobile dealership located at 316 South Main Street in the city of Medford, Taylor County. The site was a gas station from approximately 1941, or earlier, through July 1992. Two 500-gallon underground storage tanks (USTs) were removed from the site in 1997. There were other USTs historically located at the site. A site investigation was completed in 2005. Soil with contaminant concentrations greater than NR720 generic residual contaminant levels and the NR746 Table 1 and 2 concentrations were detected during the site investigation. The site investigation report estimates 2,000 yards of soil is contaminated above the NR746 standards. Soil contamination extends approximately 5 feet below grade to the water table, approximately 17-19 feet below grade. Up to 3 feet of free product is present at monitoring wells MW-2, MW-3, MW-5, and MW-6.

Tetrachloroethene (PCE) was detected at a concentration of 12,000ug/l in a groundwater sample collected from monitoring well MW-5 during the investigation of the former Medford Post Office UST site immediately north of Handel Motors. PCE was also detected at 250ug/l in a groundwater sample from MW-8, 6.7ug/l in a groundwater sample collected from MW-9, and 3.9ug/l in a groundwater sample collected from MW-10. Trichloroethene was detected at 2.8ug/l in groundwater at MW-8.

2) The following Environmental Factor(s) were identified in the Site Investigation Report for this site:

- ☐ Documented expansion of the plume margin.
- ☐ Verified contaminant concentrations in a private or public potable well that exceeds the preventive action limit established under ch. 160, Stats..
- ☐ Contamination within bedrock or within 1 meter of bedrock.
- ☒ Petroleum product that is not in the dissolved phase is present with a thickness of .01 feet or more, and verified by more than one sampling event.
- ☐ Documented contamination discharges to a surface water or wetland.

3) Minimum Remedial Requirements:

The following tasks shall be conducted for and/or completed within three years of initiating the scope of work (SOW), unless groundwater-monitoring data demonstrates that the site is eligible for closure before that time. The bid response shall describe in sufficient detail the bidder's plan for each of the remedial tasks so that the project managers at the Departments of Natural Resources and Commerce can evaluate the feasibility of the bid response. Bid responses that do not contain sufficient detail to allow for this evaluation will be deemed not compliant with the minimum remedial requirements of this SOW.

### Remedial Action

Conduct an active source control to remediate contaminated soil and abate free product to decrease source area contaminant concentrations to the extent practicable. The action(s) should commence as soon as possible and be continued until no free product greater than 0.01 feet accumulates in the monitoring wells.

If contaminated soil removal is the chosen remedial action, then the excavation shall encompass the approximate 50'x60' area depicted on Figure 9 of the Shaw Environmental Site Investigation Report dated January 14, 2005 and labeled "Estimated Impacts Above NR746 Soil Standards". The excavation will extend to the water table, approximately 17-19 feet below grade. Dewatering may need to be completed.

A minimum of eight confirmation soil samples shall be collected from the excavated area (two samples from each of the sidewalls of the excavation near the water table or at the depth of highest contamination). Soil samples will be analyzed for VOCs and naphthalene. Excavated contaminated soils shall be properly treated and/or disposed of off-site in accordance with NR 718, Wis. Adm. Code. The excavation shall be backfilled with clean soil brought in from off-site.

### Monitoring Well/Piezometer Installation

Any monitoring wells (MW-2, MW-5, and MW-6) that are destroyed during the excavation activities will be abandoned according to NR141 Wisconsin Administrative Code.

If the piezometer must be abandoned, the piezometer will be reinstalled near MW-3 and screened at the same depth as the original piezometer. Any new monitoring wells will be installed according to NR141 Wisconsin Administrative Code.

Monitoring wells MW-4 and MW-9 were lost during the course of the site investigation. These monitoring wells need to be located during the remedial action. If the wells can not be located they must be replaced by a monitoring well/piezometer nest in the same location as MW-9. The piezometer must be screened at the same depth as the original PZ-1.

### Free Product Removal

Install two free product recovery wells in the area of the contaminated soil excavation. The wells will be constructed using four-inch diameter schedule 40 PVC and have a ten-foot screen intersecting the water table. The wells will be installed on opposite ends of the excavation along the sidewalk of South Main Street.

Free product removal shall be conducted in accordance with ch. NR 708.13 Wis. Admin. Code. All free product recovered during the remedial action must be properly disposed. Proposing the use of bailing product alone will not be considered compliant with this bid.

If passive skimmer or other type of passive free product collection is selected for the free product remedial action, site visits to monitor the remedial action shall be conducted at least bi-weekly (once every two weeks). Any longer period between free product inspection/removal will not be considered an active source control action in regards to this bid specification, and therefore will not be considered

compliant with this bid specification. If the measured free product is reduced to less than 0.2 feet in all the wells, a reduced frequency of actions and/or alternative actions should be considered and requested by the consultant. A cost for each bi-weekly action should be proposed and a cost for each alternative action event should be proposed.

A maximum of two years (or 52 bi-weekly actions) should be assumed in the bidding, but fewer action events may be necessary if free product is removed at a faster rate. The consultant will only receive payment for the number of action events or alternative action events that are completed.

#### Quarterly Monitoring

In conjunction with the source area remediation and free product removal, eight quarterly (90-day separation between sampling events) rounds of groundwater monitoring shall be conducted. The purpose of the groundwater monitoring is to determine whether natural attenuation is an acceptable remedial action alternative for the remaining soil and groundwater contamination.

Groundwater monitoring will be conducted at all monitoring wells installed during the site investigation: MW-1, MW-3, MW-4, MW-5, MW-7, MW-8, MW-9, MW-10, MW-11, MW-20, MW-21, MW-22, and PZ-2. Monitoring shall also be conducted at the replacement monitoring wells, piezometers, and recovery wells. Monitoring shall include analyses for VOCs and Pb. Natural attenuation parameters will include field analysis of dissolved oxygen and redox potential. Laboratory natural attenuation parameters will consist of dissolved iron, nitrate and sulfate. Laboratory natural attenuation parameters may be limited to the first and last round of groundwater sampling. It is not necessary to sample wells that currently contain free product for the VOC, Pb, or natural attenuation parameters. Free product measurements as well as groundwater elevation measurements shall be collected from all monitoring wells during each monitoring event.

Be aware that VOC sampling is to monitor the petroleum contamination as well as the chlorinated solvent contamination; as a result the VOC sampling may not be reimbursable under the PECFA program.

All sampling shall be conducted according to NR716.13 Wis. Admin. Code, the Groundwater Sampling Desk Reference, PUBL-DG-037 96, and the Groundwater Sampling Field Manual, PUBL-DG-038-96.

#### Reporting

Semiannual progress reporting shall be submitted in accordance with s. NR 724.13(3), Wis. Adm. Code, using Form 4400-194. The reports should include: groundwater monitoring results, the amount and rate at which free product was removed at each well, and the corresponding site water level measurements. The final report shall also include the estimated amount of free product remaining (if any), tabulated historical measured free product, tabulated historical ground water monitoring data for each well, a statistical analysis of increasing or decreasing trends of monitoring results, and recommendations for obtaining closure at the site.

## **B) Bidder's Strategy for Remedial Action**

- 1) Identify the remedial strategy for a specified work scope.
- 2) Specifically describe what element of your proposed strategy will address the environmental factors/risk factors listed above. Also describe how, when, and why it will address them.
- 3) Provide a detailed description of the work to be performed. The description shall provide sufficient detail to establish that the proposed strategy will be successful in achieving a specified work scope identified above.
  - a) The detailed description may include, but is not limited to the following:
    - Technologies
    - Estimated years of operation
    - Estimated tons of soil
    - Approximate geometry/depth of excavation
    - Reporting details
    - Estimated years of monitoring
    - Frequency of sampling/number of wells/parameters
- 4) Specifically describe how you will address off-site contamination, if applicable.
- 5) Specifically describe how you will address any direct contact hazards, if applicable.

### **SECTION 3 - Conditions of Bid:**

The successful bidder will be the entity that complies with all provisions of the bid specification and provides the lowest total cost, excluding interest and claim preparation costs, for the site-specific bid specification requirements described in Section 2. PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional control and notices as required under §NR 726 Wis. Admin. Code. In preparing the bid, the bidder must assume compliance with all applicable codes, including but not limited to §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The successful bidder will be determined based upon conformance to and competitiveness under the bid protocol. The first determination will be whether the bidder has complied with all provisions of the bid. These bids will be considered responsive. From the responsive bids, the lowest total cost bid with an approvable approach to a specified work scope will be determined. Claim preparation costs will not be a part of the cost cap established by this bid. These costs (\$500 maximum per claim submittal) are still eligible for PECFA reimbursement and Commerce encourages timely claim submittals at appropriate milestones. Therefore, bidding consultants should not include claim preparation costs in their bid responses.

The successful bid will be available to be viewed at the location identified in Section 1. If two or more bidders tie in the cost comparison, the bid with the lowest consulting cost will be used as the tiebreaker. All bid documents must be signed and sealed by a

Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin Department of Regulation and Licensing.

The Department reserves the right to reject any and all bids that meet any of the following conditions:

- The Department believes the remedial strategy is not appropriate to a specific geologic setting.
- From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

The name of the successful bidder, bid amount, proposed outcome and supporting documentation will be provided to the site claimant along with instructions to inform the PECFA program in writing of their intent to either:

- Use the lowest identified bidder or
- Use another service provider.

In either case, PECFA reimbursement is capped at the dollar amount of the successful bid.

A successful bid does not mean or guarantee that all costs in a resultant claim are eligible, reasonable, necessary or reimbursable under the PECFA program.

If a bidder fails to comply with a bid provision the bid response will be determined to be non-responsive. If the bid response is responsive, but not the lowest cost service provider with an appropriate approach, it will be determined to be "non-successful." Non-responsive and non-successful bidders will not be individually informed of their failure to achieve compliance with the bid specifications or to be the lowest bidder.

The successful bidder may be required to provide input to, and attend a meeting with the PECFA program and the claimant to explain the bid and the remedial approach.

Appeals, by bidders, of decisions regarding complying bids or costs are not allowed, as they do not constitute claimant reimbursement decisions under the PECFA program.

In compliance with this invitation to bid and subject to all conditions thereof, the signatory agrees to the following:

- If the signatory's bid is determined to be successful, the signatory must, within 15 days of the Department's notification, contact the claimant and confirm that they will provide the remedial services at the cost described within the Bid Response.
- That for a period of 90 days, starting with the Department's notification to the claimant, the signatory will hold firm their commitment to provide the remedial services and prices set forth in the Bid Response.

Failure to abide with the conditions stated above may result in exclusion from future PECFA Public Bidding events.

Questions, answers and interpretations will be considered an amendment of this solicitation. All answers and interpretations shall be in writing from the Program Manager identified in Section 1 of this solicitation. Neither the program nor the Department shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date. After the date by which questions must be submitted by, identified in Section 1, no further questions will be addressed.

A written response will be provided at: <http://www.commerce.state.wi.us/ER/ER-PECFA-SiteBidding.html> (and mailed to all requesters of the bid package who are not able to access the web site, and who therefore request written correspondence from the program contact).

#### **SECTION 4 - Closure Specifications – If Applicable:**

A bid submitted must provide the total cost, excluding interest but including all closure costs, for the remediation up to approval as a closed remedial action status identified below:

**Unrestricted Closure**  
**Closure with a NR 140 exemption**  
**Closure with GIS Registry\***  
**Closure with deed notice\***  
**Closure with deed restriction\***  
**Closure with NR 720.19 soil standards**

**Performance based NR 720.19 closure**  
**Closure with site-specific conditions**  
**Closure under NR 726.07**  
**Closure under Comm 46/NR 746**  
**Mass reduction**

*\* **Note:** PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional controls and notices as required under NR 726. PECFA eligible costs may include all closure costs, up to approval as a closed remedial action (i.e. monitoring well abandonment) that are otherwise eligible for reimbursement.*

If the PECFA maximum award for the site/occurrence is not believed to be adequate to remediate the site/occurrence to a closed or no further remedial action status, that belief must be specifically noted in the bid and the remedial effort that will be achieved by the bid amount. For the purpose of the competitive bid the contaminant mass is determined to be: **Not Applicable**. The basis for specifying the progress shall be contaminant mass reduction and be based upon the mass reduction at the following points on the site:

Not Applicable

If the site is reasonably expected to exceed its cap under the PECFA program, bidders may propose mass reduction, the lowest bidder will be determined on the basis of a cost per mass reduction ratio. If some bidders propose mass reduction and others propose costs to bring the site to a closed remedial action or no further action status, selection will be from those bidders proposing a closed or no further action result.

#### **SECTION 5 - Instructions to Bidders:**

By submission of a bid, bidder agrees that during the period following issuance of this solicitation and prior to notification of successful bidder, bidders shall not discuss the bid

or bid process except with the program contact designated in this solicitation. Bidders shall not discuss or attempt to negotiate with the claimant, other potential bidders or program staff any aspects of the bid without prior approval of the Project Manager specified. Infractions will result in rejection of the violator's bid and may also result in disqualification of the individual to provide bids and a formal complaint being lodged with the Department of Regulation and Licensing.

The bid submitted shall address all the site specific bid specification requirements identified in Section 2. The bid shall support in detail the strategy to achieve a specified work scope, or remedial mass reduction goal if applicable. A full remedial action plan is not required as part of the bid submittal. A full remedial action plan may be requested by the program.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Project Manager. If the Project Manager is not able to arrange site access, this fact will not delay the bid process or negate the comparison and potential selection from among the bids that are submitted. All costs associated with a site visit or preparation of a bid will be the responsibility of the bidder.



The Bid Process must conform to the following:

1. If applicable, the closed remedial or no further action status to be achieved must be stated using the options available from the list provided in Section 4.
2. Indicate in the Bid Response a contaminant mass reduction proposal if the PECFA maximum award is not believed to be adequate to remediate the site/occurrence.
3. The Bid Response shall address all the site specific bid specification requirements identified in Section 2 and shall support in sufficient detail and succinctly the remedial strategy.
4. The total cost (in dollars) to accomplish the stated remedial goal, including all fees, reporting cost, pre and post closure costs and costs for establishing restrictions or institutional controls but, excluding claim preparation costs, interest, and investigation costs.
5. The costs specified in #4 shall separately identify consulting (non-commodity) costs.
6. The submittal must include an original and two (2) copies of the Bid Response documents signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. Include the appropriate registration number of the professional license.
7. Bids can not be "faxed" directly to the program. Documents received by fax will not be accepted or considered.
8. Bids, amendments thereto or withdrawal requests must be received by the time advertised for bid opening. It is the bidder's sole responsibility to insure that these documents are received by the contact at the time indicated in this solicitation document.
9. All specifications or descriptive papers provided with the bid submission must include the bidder's telephone number and Commerce number thereon. Identify the name of the consulting firm on the 1<sup>st</sup> Page of the Bid Response.
10. The Commerce Number must be on the outside of the envelope in which the bid is submitted. The Department assumes no responsibility for unmarked or improperly marked envelopes. All envelopes received showing a bid number will be placed directly under locked security until the date and time of opening. Include only one Bid Response (an original and two (2) copies) per envelope.
11. Correction of errors on the bid form: All prices and notations shall be printed in ink, typewritten or computer printed. Errors shall be crossed out, corrections entered and initialed by the person signing the bid. Erasures or use of correction fluid will be cause for rejection. No bid shall be altered or amended after the time specified for the bid end date.
12. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date.
13. Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

14. From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.
15. If bidders consider the bid response to be proprietary information and exempt from disclosure, each part of the Bid Response must clearly marked *CONFIDENTIAL*. If any part is designated as confidential, there must be attached to that part an explanation of how the information is proprietary. The Department reserves the right to determine whether this information should be exempt from disclosure and no legal action may be brought against the State, Department or its agents for its determination in this regard.
16. The Bid Response must be appropriate to the site geologic setting.
17. Ambiguous bids, which are uncertain as to cost, time or compliance with this solicitation, will be rejected.
18. The Department reserves the right to reject any and all bids, and/or to cancel this solicitation at any time.
19. Each bidder shall fully acquaint itself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this solicitation. The failure or omission of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
20. All amendments to and interpretations of this solicitation shall be in writing from the Project Manager. Neither the Department nor the program shall be legally bound by any amendment or interpretation that is not in writing.
21. This solicitation is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The solicitation may or may not be changed but a review of such notification will be made prior to award.

**BID RESPONSE**  
**(1<sup>st</sup> Page)**

Department of Commerce PECFA Program

**SITE NAME:** Handel Motor Co South  
**COMMERCE NUMBER:** 54451-1845-16  
**BRRTS NUMBER:** 03-61-000345

Submit Bid To: Cathy Voges  
Department of Commerce PECFA Program  
201 W Washington Ave, Madison WI 53703-2790 or  
P.O. Box 8044, Madison WI 53708-8044

Bidder Company: \_\_\_\_\_  
Bidder Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: ( ) - \_\_\_\_\_  
Fax Number: ( ) - \_\_\_\_\_  
e-mail Address: \_\_\_\_\_

Bidder: (check one that applies):

_____	Professional Engineer	_____	License #
_____	Professional Geologist	_____	License #
_____	Hydrologist	_____	License #
_____	Soil Scientist	_____	License #

Seal

Signature: \_\_\_\_\_

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Total Bid Cost \$ \_\_\_\_\_

Total Consulting Cost (subpart of Total Bid) \$ \_\_\_\_\_

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

**BID RESPONSE**

**(2<sup>nd</sup> Page)**

Department of Commerce PECFA Program

**SITE NAME:** Handel Motor Co South

**COMMERCE NUMBER:** 54451-1845-16

**BRRTS NUMBER:** 03-61-000345

Consulting Firm phone number ( ) \_\_\_\_-\_\_\_\_

This response must address all of the site-specific specifications identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm telephone number must be included on all additional pages.* The pages of each Bid Response must be ***stapled*** together. No paper clips or spiral bindings please.

**BID RESPONSE****(3<sup>rd</sup> Page)**

Department of Commerce PECFA Program

**SITE NAME:** Handel Motor Co South**COMMERCE NUMBER:** 54451-1845-16**BRRTS NUMBER:** 03-61-000345

Consulting Firm phone number ( ) \_\_\_\_-\_\_\_\_

A bid will be considered to be non-responsive if the bid response does not include separate tabulation of costs as indicated below.

<b>Item</b>	<b>Unit Cost</b>	<b>Total Cost</b>
Initial Remedial Action Costs - excavation, system, etc...	Per Event \$_____	Total \$_____
Monitoring Well/Piezometer installation	Per Foot \$_____	Total \$_____
Free Product Removal	Per Event \$_____	Total \$_____
Quarterly Groundwater Monitoring - 8 rounds	Per Event \$_____	Total \$_____
Semi Annual progress reports including the information requested in minimal remedial requirements	Per Report \$_____	Total \$_____
		<b>Total \$_____</b>